

Attachment A PROPERTY AT A GLANCE



Forked Deer

FHA #: 081-EH095

ADDRESS: 2064 Ellen Drive

EARNEST MONEY: \$10,000 SALES PRICE: Unstated Minimum

Dyersburg, TN 38024

TERMS "All Cash- As Is"; 30 calendar days to close

COUNT	Y: Dy	er				ER OF CRED		•	SALE	TYPE: FO	preclosure	
				PR	OJECT	INFORM	ATIO	N				
Total Units Residential Revenue 1 Non-Revenue 0		1			Foundation: Roof: Exterior:		Shingle					
Building/9	Site Typ	e Singl	e-family		Flo	ors/Finish	: Carp	et/tile				
Number of Buildings Stories				Year Built Rehab			Approximate Year Site Acreage			Approximate Net Rentable Area		
1			1	1987		Unkno	nknown Lot		t	3,900		
lechanic	al Syst	ems					Ut	tilities			Parking	
Heatir	_			Air			Pu	ıblic Water		Street		
·=	uel Ga :		Con	ditioning	Centra			Gas Main		Curt		
System Individual				Windows Screened				Electric		Sidewalk		
lot Water								ary Sewer		Parking Lot		
Fuel Gas				Storm Sewer						Parking Asphalt		ıalt
,		lividual			_	_		eptic Tank		Spaces		
partment			Comm	unity Fea	atures	0	wner E	xpense		Ten	ant Exper	ise
	Air Conditioning			Garage								
	Dishwasher			Covered Parking								
	Microwave			W/D Hookup								
Garbage Disposal Refrigerator				Cable/Sat Hookup								
	_		Playground Pool									
	Range/ODrapes/			Community Space								
CCUPAN		מווועט		_ Commu	mry Spac	c						
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sej	o Oct	Nov	Dec
I Cai	Jan	V	A	С	A	N	T	Aug	36	Juli	1400	Dec
		-		-			-					+

ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:

# of	Type (# of	Approx Square	Current Gross	After Sale	Total After Sale	Total Estimated Annual Inc	
Units	Bdrs)	Feet	Rent	Rent	Rent	Rent	20,220
1	10	3,900		1,685	1,685	Commercial	
						Parking	
						TOTAL	20,220
						Estimated Ann	ual Expenses
						Administrative	1,684
						Utilities	
						Operating	
						Taxes/Insurance	7,600
						Reserve/Replace	•
	Estimated/Possible Monthly Total					Total	9,284

COMMENTS CONCERNING PROJECT INFORMATION:

Project Based Section 8 and/or Tenant Based Section 8 Rental Assistance is not being offered with this foreclosure sale.

Property is a single-family structure formerly used as a Group Home. As such, estimated expenses are related to the project use as a single-family rental home; tenant would be responsible for utilities. Owner would experience management fee, taxes and property hazard insurance. These amounts are estimates and not based on former operational expenses.

Property may be used as a single-family residence if purchaser by an Homebuyer Bidder.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

USE RESTRICTIONS

20 Years affordable housing, if used as rental housing.

TERMS OF SALE

- This is an "All-Cash" "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at Closing.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 C.F.R. Part 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this Project. ("principal" and "affiliate" are defined at 24 C.F.R. § 200.215.)
- Bids for this Project will only be considered for acceptance if properly submitted by following the bidding instructions which includes but is not limited to submitting the Earnest Money Deposit, forms and statements as required in the Invitation. Highest Bidder will be reviewed to determine if qualified to purchase, own and manage the Project
- The Highest Bidder (Investor Bidders only) must certify to HUD that any/all projects that are owned by the bidder or its affiliates and are located in the same jurisdiction (City or Town) where the Project is located are in substantial compliance with applicable state and local housing statutes, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- Highest Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.
- Repairs estimated at \$54,291.97, must be completed to HUD's satisfaction within 12 months of Closing. Refer to the Use Agreement, Rider 2, and Attachment E for more information.
- Closing is to be held thirty (30) calendar days after HUD notifies the Highest Bidder that they are qualified to purchase the Project being offered.
- If HUD approves an extension of the Closing, the Purchaser must pay a fee which is the greater of 1.5% of the bid price or HUD's holding costs of \$32.24 per unit per calendar day for each thirty (30) calendar day period.
- The Use Agreement will include the following Riders: Enforcement, Required Rehabilitation, Affordability of Units (if used as rental housing), Nondiscrimation Against Multifamily Section 8 Certificates and Vouchers (if used as rental housing)

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT <u>PRIOR</u> TO SUBMITTING A BID.

INFORMATION AND BID KIT

INFORMATION and BID KIT may be viewed or printed at

http://portal.hud.gov/hudportal/HUD?src=/program offices/housing/mfh/pd/mfplist.

You may also sign up for our electronic mailing list at

http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

Bids for Forked Deer (former Group Home):

MUST BE PRESENTED ON: July 25, 2016

At: 2:00 pm (local time)
Location of Foreclosure Sale:

Dyer County Courthouse 1 Veterans Square (North Door) Dyersburg, TN 38024

HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office Multifamily Property Disposition, 6AHMLAT 801 Cherry Street, Unit #45, Ste. 2500 Fort Worth, TX 76102

> Realty Specialist: Debie Bolin Phone: (817) 978-5822 Fax: (817) 978-6018 Email: debie.f.bolin@hud.gov

INSPECTION OF PROJECT

HUD does not own or operate this facility and cannot grant access for viewing. Viewing is at the discretion of the current owner. No Open House has been scheduled for this sale.